

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #18-43
2019 JULY 24

ITEM #03

1.0 GENERAL INFORMATION

- 1.1 Applicant:** IBI Group Architects (Canada) Inc.
700 – 1285 West Pender Street
Vancouver, BC V6E 4B1
Attn: Clement Pun
- 1.2 Subject:** Application for the rezoning of:
Lot 1, Blk 22, DL 95, Grp 1, NWD Plan 1930A
Lot A, DL 95 Grp 1, NWD Plan 5795
Lot 1, Blk 22, DL 95, Grp 1, NWD Plan 1930A
Lot B, Blk 22, DL 95, Grp 1, NWD Plan 1930A
Lot 8, Except Part on Plan A44067, Blk 22, DL 95, Grp 1, NWD Plan 1930A
- From:** C4 Service Commercial District and M2 General Industrial District
- To:** CD Comprehensive Development District (based on C2 Community Commercial District, RM4s Multiple Family Residential District, RM4r Multiple Family Residential District and the Edmonds Town Centre Plan as guidelines)
- 1.3 Address:** 6958 and 6984 Kingsway; 7243 Greenford Avenue, 6957 and 6961 Beresford Street
- 1.4 Location:** The subject site is located on the southwest corner of Kingsway and Greenford Avenue (Sketch #1 *attached*).
- 1.5 Size:** The site is generally rectangular in shape with a total area of approximately 7,428 m² (79,956 sq.ft.)
- 1.6 Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit a mixed-use development with a commercial podium and townhouses at grade, with a residential tower above.

2.0 POLICY FRAMEWORK

The proposed rezoning application aligns with the following goals and sub-goals of the Corporate Strategic Plan:

- **A Connected Community**
 - Social Connection – Enhance social connections throughout Burnaby
- **A Dynamic Community**
 - Economic Opportunity – Foster an environment that attracts new and supports existing jobs, businesses and industries
 - Community Development – Manage change by balancing economic development with environmental protection and maintaining a sense of belonging
- **An Inclusive Community**
 - Serve a diverse community – Ensure City services fully meet the needs of our dynamic community
 - Create a sense of community – Provide opportunities that encourage and welcome all community members and create a sense of belonging

3.0 NEIGHBOURHOOD CHARACTERISTICS

- 3.1 The subject site is comprised of five individual parcels, and is occupied by a single-storey automobile sales building and car lot. To the west of the site, across the lane, are privately-owned single storey commercial buildings, as well as four City-owned residential lots. Two of the residential lots are occupied by single family dwellings (including the England House, which is listed on Burnaby's Heritage Inventory) and two are vacant. To the north of the subject site, across Kingsway, are older single storey commercial/retail developments. To the south, is the Highland Park Line urban trail, with Powerhouse Park beyond. To the east, across Greenford Avenue, is a mixed-use development which consists of a commercial podium fronting Kingsway, and a residential tower fronting Greenford Avenue.

4.0 BACKGROUND INFORMATION

- 4.1 The subject development site is within Sub-Area 1 of the Edmonds Town Centre Plan area. The adopted Plan designates the subject development site for high-density mixed-use development under the CD Comprehensive Development District, utilizing the RM4s Multiple Family Residential District and the C2 General Commercial District as guidelines.
- 4.2 The Edmonds Town Centre Plan suggests that the block bounded by Griffiths Drive, Kingsway, Greenford Avenue and Beresford Street be developed as two separate sites. The northern half of the block is designated for high density mixed-use in order to provide a commercial presence on Kingsway, while the southern half is designated for high density residential use (Sketch #2 *attached*). The applicant has attempted to acquire the properties to the west to develop in line with the planned consolidations but has not been successful.

The applicant's proposed site consolidation would maintain the overall intent of the Plan and would provide a commercial presence along the subject site's Kingsway frontage, a residential tower setback on the southern portion of the site, and townhouses at the rear. A second future development site to the west, which would consist of 6908 and 6926 Kingsway (two legal lots) as well as the City-owned 7244, 7256, 7276 Griffiths Drive and 6941 Beresford Street, would continue the commercial frontage along Kingsway and include a

residential tower oriented towards the corner of Kingsway and Griffiths Drive. The proposed consolidation is considered supportable as it meets the general intent of the Plan. Notwithstanding, the applicant will be encouraged to continue efforts to consolidate with the neighbouring properties. Should those efforts be successful, an expanded site report would be forwarded to Council prior to Public Hearing.

- 4.3 The Edmonds Town Centre Plan indicates that the southern portion of Greenford Avenue and the entire length of Beresford Street in this block is to be closed and converted to a greenway. Given the change in the planned consolidations, the applicant has proposed that a portion of Beresford Street remain open from Griffiths Drive to the existing lane in order to provide improved access to the development sites. The remainder of Beresford Street and the southern portion of Greenford Avenue would be closed and incorporated into the subject development site, with a statutory right-of-way over a portion of the closed road for a new greenway (Sketch #1 *attached*).

The changes in the consolidation and road network require a minor amendment to the Edmonds Town Centre Plan. It is recommended that Council approve this minor amendment to take effect upon the granting by Council of Second Reading of the Rezoning Bylaw amendment.

5.0 GENERAL INFORMATION

- 5.1 The applicant is requesting to rezone the subject development site from the C4 Service District and M2 General Industrial District to the Comprehensive Development District, utilizing the RM4s Multiple Family Residential District, RM4r Multiple Family Residential District, C2 General Commercial District and Edmonds Town Centre Plan as guidelines. The purpose of this rezoning is to permit the development of a single residential tower with a commercial and rental housing podium fronting Kingsway, and townhouses in the southern portion of the site.
- 5.2 In line with Council's recently adopted Rental Use Zoning Policy and Initial Implementation Framework, the applicant is required to provide an inclusionary equivalent to 20% of the total number of units generated from the RM4s District as rental housing. In order to achieve this requirement, the inclusion of the RM4r District is proposed (Stream 2 – Inclusionary Rental). In addition, it is noted that the development proposal includes a two to four storey commercial podium fronting Kingsway. In line with recent Council adopted changes to the C2 District, the applicant is investigating the potential of using some of the available commercial density for rental dwelling units (Stream 3 – Voluntary Rental Housing in Commercial Districts).

Under the adopted policy, the RMr density that is surplus to the housing obligation is at the discretion of Council. If granted, the units derived from this density would have their rents tied to Residential Tenancy Branch maximum increases, including following a change in tenancy. This arrangement would be secured through a Housing Agreement. Finally, it is noted that the subject site is appropriately sized and designated under the Edmonds Town Centre Plan to accommodate the total cumulative densities being proposed, and is therefore supported by staff. The applicant has indicated that a minimum of 25% of the inclusionary

rental units will be affordable. The details of the rental component of the development, and its level of affordability, will be included in a future Public Hearing Report.

- 5.3 Given the site's Town Centre location, the applicant is proposing to utilize the amenity density bonus provisions indicated within the Zoning Bylaw. In so doing, up to 1.1 FAR of potential density bonusing would apply to the site under the RM4s District. The Realty and Lands division of the Department of Public Safety and Community Services will be requested to provide a per square foot buildable value for the bonused density. A further report will be submitted to Council regarding the value of the bonused density.
- 5.4 The Director Engineering will provide an estimate for all services necessary to serve the subject site, including, but not limited to, the:
- construction of Kingsway to its six lane town-centre Primary Arterial standard with a central median and separated sidewalks, street trees, enhanced boulevards, and street and pedestrian lighting;
 - construction of Greenford Avenue to its final standard with separated sidewalks, street trees, enhanced boulevards, and street and pedestrian lighting;
 - construction of a greenway on the closed portions of Greenford Avenue and Beresford Street; and,
 - storm, sanitary sewer and water main upgrades as required.
- 5.5 The applicant is required to provide detailed road geometrics for all of the bounding streets to determine required road dedications. The extent of road dedications would be noted in a future report to Council prior to Public Hearing.
- 5.6 The application involves approximately 1,075 m² (11,571 sq.ft.) of City lane right-of-way (subject to detailed survey), which is intended to be closed and consolidated with the development site. A road closure application will be required in conjunction with this rezoning. A further report will be submitted to Council for approval regarding advancement of the road closure bylaw, and the value of the road closure area, prior to Third Reading.
- 5.7 The submission of a Traffic and Transportation study for the site will be required.
- 5.8 Due to the site's location on Kingsway, a noise study will be required to ensure compliance with Council-adopted sound criteria.
- 5.9 A Housing Agreement is required to regulate affordability measures and rental rates for the market and affordable rental component of the development.
- 5.10 The submission of a comprehensive Stormwater Management Plan is required.
- 5.11 The submission of a Green Building Strategy for the site is required.
- 5.12 The submission of a Transportation Demand Management strategy is required.

- 5.13 Any necessary easements, covenants and statutory rights-of-way for the site are to be provided.
- 5.14 The submission of a Comprehensive Sign Plan is required.
- 5.15 The submission of a Site Profile and resolution of any arising conditions is required.
- 5.16 The submission of a Solid Waste and Recycling Plan is required.
- 5.17 The submission of a Residential and Commercial Loading Plan is required.
- 5.18 The submission of a detailed plan of an engineered Sediment Control System will be required.
- 5.19 Parkland Acquisition, School Site Acquisition, Regional Transportation Development Cost Charge and GVS & DD Sewerage Cost Charges are applicable to this application.
- 5.20 The proposed prerequisite conditions to the rezoning will be included in a future report.

6.0 RECOMMENDATIONS

1. **THAT** the amendment to the Edmonds Town Centre Plan as outlined in Section 4.3 of this report be approved (to take effect upon the granting by Council of Second Reading of the Rezoning Bylaw amendment).
2. **THAT** the introduction of a Highway Closure Bylaw be authorized according to the terms outlined in Section 5.6 of this report, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
3. **THAT** the sale of City-owned lane right-of-way for inclusion within the subject development site, in accordance with the terms outlined in Section 5.6 of this report, be approved in principle and subject to the applicant pursuing the rezoning proposal to completion.
4. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

cl.

DR:rh

Attachments

cc: City Solicitor
City Clerk



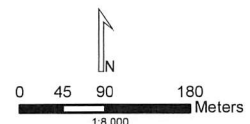
- | | |
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| 1 Single and Two Family Residential | 9 Industrial |
| 3 Medium Density Multiple Family Residential | 10 Institutional |
| 4 High Density Multiple Family Residential | 12 Park and Public Use/Public School |
| 5 Commercial | 17 Low or Medium Density Multiple Family Residential (Ground Oriented) |
| 6 Medium Density Mixed Use | 22 Low/Medium Density Mixed Use |
| 7 High Density Mixed Use | |

Edmonds Town Centre Plan Development Guidelines



PLANNING & BUILDING DEPARTMENT

Note: Composite Sketch Subject to Change





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July 15, 2019

Mr. Johannes Schumann
Assistant Director Current Planning
City of Burnaby
4949 Canada Way
Burnaby, BC, V5G 1M2

Dear Sir:

**6958 AND 6984 KINGSWAY, 7243 GREENFORD AVENUE, AND 6961 AND 6957
BERESFORD STREET, BURNABY, BC
REZONING APPLICATION**

We are pleased to submit this rezoning application to consolidate and rezone 6958 and 6984 Kingsway, 7243 Greenford Avenue, and 6961 and 6957 Beresford Street. The project is comprised of an assembly of five parcels, bound by Kingsway to the north, Greenford Avenue to the east, Beresford Street to the south and a lane to the west.

The existing five parcels currently host an Open Road Auto dealership as well as related uses. With this rezoning application, we are proposing to consolidate the five parcels as well as a portion of Greenford Avenue and Beresford Street into one site and rezone the properties from C4 Service Commercial District and M2 General Industrial District to a CD Comprehensive Development District (based on C2 Community Commercial District, RM4s and RM4r Multiple Family Residential Districts).

For this project, Open Road Honda is proposing the development and construction of a mixed use development. The commercial uses will be expressed in a mid-rise form fronting Kingsway with commercial uses at grade and residential uses above. A 35-40 storey residential tower with townhouses at grade will be located at the southern edge of the site. The proposed development will include both affordable and market-rental residential uses.

The massing of the building blocks, architectural articulation and public realm interface will have scale, proportion and character respecting the street fronts and the neighbourhood.

Should you have any queries, please do not hesitate to contact me. Thank you very much for your assistance with this application.

Yours truly,
IBI GROUP ARCHITECTS (CANADA) INC.

Clement Pun
Associate Director

cc. Demian Reuter